AMENDMENT

In the Specification

Please amend the Abstract on page 26, lines 1-14, to read as shown below.

The present invention relates to completing a lease for property in an on-line computing environment. A distributed computer network can enable a user to access multiple databases and to obtain comparables data related to a property of interest for use in calculations. This can enable users to access the latest, broadest set of relevant property data and to select relevant comparable values quickly and with minimal manual intervention. An on-line property management environment can comprise a distributed computer network, such as the global Internet, coupled to numerous client computers, a property services server platform connected to a local data base database, and numerous property information databases. [[ ]]Building owners or their agents can list their available space for rent on a web Web-site hosted by a property services server platform in a distributed computing environment. Commercial tenants or their agents requiring space can either directly enter the property services server platform or enter through allied sites.

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Please amend the paragraph on page 2, lines 5-20, to read as shown below.

The present invention solves the above problems by providing a method and system for completing a lease for property in an on-line computing environment. The distributed computer network can enable a user to access multiple databases and to obtain comparables data related to a property of interest for use in calculations. This can enable users to access the latest, broadest set of relevant property data and to select relevant comparable values quickly and with minimal manual intervention. An on-line property management environment can comprise a distributed computer network, such as the global Internet, coupled to numerous client computers, a property services server platform connected to a local ~~data base~~ database, and numerous property information databases. The client computers can represent typical users of property services hosted by the property services server platform. The client computers can also represent service providers for servicing the activities of users in the property management field. The property services server platform can ~~provides~~ provide real estate industry services, including content, decision support tools, transaction exchanges, and access to key members of the real estate community and its service providers.

Please amend the paragraph on page 4, lines 15-20, to read as shown below.

The work product ~~workproduct~~ of the search is an availability survey, which lists the properties meeting the given standards. The availability search provides the users with a significant amount of information about the property and the ~~available~~ availability of suites or floors. In addition, the users can access the Research section of the property services server platform, where they can view and purchase macro- and microeconomic data and demographics reports about the target area.

Please amend the paragraph on page 5, line 30, to page 6, line 11, to read as shown below.

Turning now to the figures, in which like reference numbers are assigned to like elements, FIG. 1 is a block diagram illustrating the primary components of a representative operating environment for an exemplary embodiment of the present invention. An on-line property management environment 100 comprises a distributed computer network 105, such as the global Internet, coupled to numerous clients 110-140, a property services server platform 145 connected to a local ~~data base~~ database 150, and numerous property information databases 155-165. For the client-server computing environment shown in FIG. 1, the client computers ~~110-115~~ 110 and 115 represent typical users of property services hosted by the property services server platform 145. The client computers 120-140 represent service providers for servicing the activities of users in the property management field. For example, typical consumers of the property services accessible at the property services server platform 145 via the distributor computer network 105 include property tenants and property owners, as shown at the client computers 110 and 115. Representative service providers in the property management field include lenders, site visit agents, engineering, appraisal and environmental specialists, deal agents, and call center agents, as shown in connection with client computers 120-140.

Please amend the paragraph on page 10, lines 14-23, to read as shown below.

Other applications available at the ASP model hosted by the property services server platform 145 include payback calculation tools, cash flow calculation tools and space calculation tools. The payback calculation tools can include a lease improvement calculator, a direct capitalization calculator and a refinancing calculator. A user can operate the lease improvement calculator to calculate how much of standard rent will go towards building standard improvements and how much profit is available from such standard improvements. The direct capitalization calculator allows a user to calculate a capitalization rate. The refinancing calculator allows a user to calculate refinance loan savings and ~~breakeven~~ <u>break-even</u> terms.

Please amend the paragraph on page 14, line 27, to page 15, line 4, to read as shown below.

Turning now to Figure 3b, in decision step 336, a tenant makes a determination whether to order a site inspection for the selected property. If the response to this inquiry is negative, the "NO" branch is followed from decision step 336 to decision step 342. Otherwise, in step 339 the property services server platform facilitates the coordination of a space inspection by a site inspection agent for the property selected by the tenant. For example, the tenant can select a desired site inspection agent operating at a location proximate to the property from a list of potential site inspection agents published by the server platform. In the alternative, the tenant can contact a call agent at a call center client via the distributed computer network to request a space inspection by a member of a prequalified list of site inspection agents. The tenant can coordinate the site inspection agent selection and site visit schedule via electronic mail operations facilitated by the server platform or via other conventional communication means, such as telephone or facsimile transmission.

Please amend the paragraph on page 16, line 28, to page 17, line 2, to read as shown below.

FIG. 4a is a flowchart diagram illustrating one exemplary embodiment. Alternative embodiment 1 includes research capabilities, valuation and calculator tools, and a community of accounting, legal and environmental experts. Alternative embodiment 1 provides transaction capabilities for: [[ ]]space listings, referrals to financing sources, third-party provider and professional service firms, and links to preferred procurement and online recruiting. Alternative embodiment 1 creates a package containing free research, a valuation of the proposed deal, and digital documents.

Please amend the paragraphs on page 17, lines 18-31, to read as shown below.

In step 4a15, help information is made available. In step 4a20, a search is conducted. The help information includes technical problems and source material questions. [[ ]]The technical problems include calls and email to a call center or tech representative. The source material questions include calls and emails to content providers. The source material also includes move requirements and research. The move requirements are interactive where the tenant fills in a template to calculate his needs. For the research, links are provided to content providers. initiate

In step 4a20, the search is conducted. In step 4a25, a property search report, a market search report, and a map search report are presented. The property search report is a search done per property information criteria, and the results are sorted and presented in a report format. The market search report is an interactive link search and a sort/report per market search criteria is done with strategic partners and the database. The map search report is an interactive link with the strategic partner and content providers. The exemplary process 4a00 is concluded at the "END" step 4a99.

Please amend the paragraphs on page 18, lines 3-29, to read as shown below.

Figure 4b is a flowchart diagram illustrating a second alternative exemplary embodiment of the present invention. Alternative embodiment 2 adds the valuation and property management ASP software, the workflow functionality, and the local GE office to alternative embodiment 1. [[ ]]These additions will be supplemented with additional content and service vendors, enhanced Web site features, and chat rooms to extend the workspace concept. Alternative embodiment 2 will include the lease management, budgeting and forecasting, property management, and valuation tools.

Referring to Figure 4b, the exemplary process 4b00 is initiated at the "START" step 4b01. In step 4b05, the user schedules an inspection by clicking on an owner site or agent site to set the scheduled inspection time. In step 4b10, the user registers in an interactive manner. In step 4b15, the user logs in. If it is the user's first visit, and he does not have a password, he receives a password and then logs in. In step 4b20, the user gets a property-specific cost analysis. This is done by having the tenant click on the listing information to create a property-specific cost analysis. In step 4b25, the listings are searched by the owner or the agent. In step 4b30, the target space is selected by the tenant or broker. This is done by clicking on a suite or floor at the target building. In step 4b35, the property, location, and owner address is entered by the tenant or broker. In step 4b40, the business terms are entered by the tenant or broker. Business terms include the building number and the floor number. In step 4b45, an offer is sent by the tenant or broker. In step 4b50, the offers are sorted by owner number, building number, floor/suite, and other criteria. [[ ]]In step 4b55, the offers are either accepted or a counter-offer is sent by the owner or agent. In step 4b60, the tenant or broker accepts the counter-offer or sends a counter-offer. In step 4b65, a lease offer revenue analysis is completed. In step 4b70, a term sheet is generated using a comparison term sheet by having the user click on the best offer. The

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term sheet can be either in hard copy or email. The exemplary process 4b00 is concluded at the "END" step 4b99.

Please amend the paragraph on page 19, line 12, to page 20, line 2, to read as shown below.

Referring to Figure 4c, the exemplary process 4c00 is initiated at the "START" step 4c01. In step 40c05 4c05, the lease is formed for the owner, agent, or attorney using an outside law firm. This is done by inputting property-specific forms with user input. In step 4c10, the document is completed by the owner, agent, or attorney using the term sheet or segment specific lease. This is done for the term sheet by having the user select the property type. This is done for the segment specific lease by having the user click on the term sheet to populate the lease form. In step 4c15, custom changes and additions are made by the owner, agent, or attorney. This is done for the term sheet by using the original email for changes. This is done for the segment specific lease by having the owner access his custom form. In step 4c20, the first lease is drafted by the tenant, broker or attorney. In step 4c25, the tenant makes comments. This is done having the user redline and strike-out information. In step 4c30, the owner's comments are made. This is done by having the user redline and strike-out information. In step 4c35, the digital signatures are established by the owner or tenant using a digital certification procedure. In step 4c40, the document is executed by the owner and tenant using digital signatures. In step 4c45, the transaction cost is scheduled by the owner and tenant by completing the fill-in template. In step 4c50, the payments are made by the owner and tenant using a transaction cost schedule. In step 4c55, the owner and tenant archive the agreement by using the lease document, transaction cost schedule. schedule, and document retention capability. In step 4c60, the tenant lease billing is done by the owner using the lease document. In step 4c65, the owner manages the agreement. The exemplary process 4c00 is concluded at the "END" step 4c99.